

089.0

0004

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

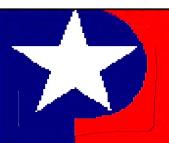
569,300 / 569,300

USE VALUE:

569,300 / 569,300

ASSESSED:

569,300 / 569,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
117		BRATTLE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MACDONALD RONALD F JR	
Owner 2:		
Owner 3:		

Street 1: 117 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MACDONALD RONALD F -

Owner 2: -

Street 1: 117 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 3,292 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	1A - 1 Sty +Attic	1	Rating: Average	A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																
Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:																		
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Good																
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:																
Color: GREY				Fppl: 1	Rating: Average																
View / Desir:				WSFlue:	Rating:																
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Grade: C - Average	Location:	Total Units:	Exterior:	No Unit	RMS	BRS	FL														
Year Blt: 1941	Eff Yr Blt:	Floor:	Interior:	1	5	2															
Alt LUC:	Alt %:	% Own:	Additions:																		
Jurisdct:	Fact: .	Name:	Kitchen:																		
Const Mod:				Baths:																	
Lump Sum Adj:				Plumbing:																	
INTERIOR INFORMATION				Electric:																	
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %	Heating:																		
Prim Int Wall: 2 - Plaster	Functional:	%	General:																		
Sec Int Wall: %	Economic:	%																			
Partition: T - Typical	Special:	%																			
Prim Floors: 3 - Hardwood	Override:	%																			
Sec Floors: %	Total:	26.4 %																			
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			COMPARABLE SALES																	
Subfloor:	Basic \$ / SQ:	105.00	Rate	Parcel ID	Typ	Date	Sale Price														
Bsmnt Gar:	Size Adj.:	1.35000002																			
Electric: 3 - Typical	Const Adj.:	0.98990101																			
Insulation: 2 - Typical	Adj \$ / SQ:	140.318																			
Int vs Ext: S	Other Features:	66000																			
Heat Fuel: 1 - Oil	Grade Factor:	1.00																			
Heat Type: 5 - Steam	NBHD Inf:	1.00000000																			
# Heat Sys: 1	NBHD Mod:																				
% Heated: 100	LUC Factor:	1.00																			
Solar HW: NO	Adj Total:	280213																			
% Com Wall:	Depreciation:	73976		Juris. Factor:		Before Depr:	140.32														
		Depreciated Total:	206237	Special Features:	0	Val/Su Net:	89.57														
				Final Total:	206200	Val/Su SzAd:	166.61														
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:															
Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0004-0016.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							